

# YOUR BEST SITE STORY



## FULL SPEED AHEAD

Do you want to aim high and think big? Then the Mukran Industrial Site is the right place for you. We are an industrial and large-scale commercial location in the north-east of Germany with vacant fully developed sites. And the logistical infrastructure is already in place. So you can start your operations right away. Located right on the Baltic Sea, we are a trimodal hub for the global flows of goods. You can reach markets in Scandinavia, Finland, Russia and the Baltic States just as quickly as the economic centres of Hamburg, Duisburg, Cologne and Rotterdam from here. As a hub for the New Silk Road, we have even brought China within reach.

**80 ha**

for industrial  
and commercial  
use

**12 days**

transit  
(by night)  
to China

**5,800**

graduates  
per year  
in MV

**1 hour**

transit to the  
Baltic Sea wind  
farms

**10 minutes**

to be surfing  
on the beach  
in Rügen



## STRONG ARGUMENTS

- > Vacant and flexibly designed areas (25 ha fully developed)
- > Existing properties, work and storage space already available
- > Project development for investors: from land purchase to hall construction
- > Logistical infrastructure and expertise
- > Hub for international traffic flows: rail, sea and road
- > Many qualified specialists also available at short notice



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Expertise with  
success



**ENERGY &  
HYDROGEN  
BUSINESS**



**MARITIME &  
OFFSHORE  
BUSINESS**



**INDUSTRIAL &  
PLANT  
CONSTRUCTIONS**



**LOGISTICS &  
HEAVY  
DUTY**



# INDUSTRIAL & PLANT CONSTRUCTIONS

- ① 15 ha of heavy duty areas on the quayside and in the hinterland
- ② To Scandinavia in one day by night
- ③ Preassembly, intermediate and final assembly through to shipping
- ④ Silo capacities thanks to concrete network on site



**EXPERTISE** in heavy duty logistics from renowned major projects

## HEAVY AND BULKY? NOT A PROBLEM FOR US!

Our location offers 80 hectares of vacant space with ideal conditions for industrial and plant constructors. Some of the areas are designed for heavy loads, and a wide range of equipment is also available for the transport and handling of heavy and bulky parts. We are happy to support you with our expertise from a number of major projects, such as the Copenhagen Metro Tunnel. Thanks to our direct connection to Mukran Port, you can realise all process steps with us – from preassembly, intermediate and final assembly to shipping. We set off directly from the quayside to attractive markets, for example to Scandinavia or the Baltic States.



### NOTHING EASIER THAN HEAVY DUTY!

- > Vacant heavy duty areas for up to 50 t/m<sup>2</sup> on the quayside, another 10 ha in the hinterland
- > Areas can be subdivided and designed freely
- > Large storage areas
- > Sale of space or attractive rental conditions
- > Existing properties can be used, e.g. office buildings or warehouses
- > Individual silo capacities from concrete network on site
- > Cranes and other equipment for handling heavy and bulky parts  
Preassembly, intermediate and final assembly through to shipping

### HIGH QUALITY OF LIFE

- > High quality of life on Germany's largest and most beautiful island
- > Untouched nature
- > Work-life balance is achievable here
- > Various sports opportunities, e.g. surfing
- > Culture on offer, e.g. theatre, cinema or open-air highlights
- > Large variety of restaurants
- > Childcare: daycare facilities and schools nearby
- > Links to the public transport system and train
- > Larger cities easy to reach

### SHORT DISTANCES TO SCANDINAVIA

- > Maximum two days to Scandinavia and the Baltic States
- > In 12 days to China by night, as hub of the New Silk Road
- > Germany's most northeastern deep-water port: no navigating narrow channels, no pilots
- > Easy docking and undocking at the quayside
- > Expertise in heavy duty logistics from various large projects, such as the Copenhagen Metro Tunnel
- > Customised logistics and project solutions

### HIGH POTENTIAL FOR SKILLED WORKERS

- > Established HR service provider on the premises
- > Academic personnel from the universities of Greifswald and Rostock as well as three universities of applied sciences in MV (approx. 5,800 graduates per year)
- > Numerous vocational schools in MV (19,800 young people were in dual vocational training in MV in 2019)
- > Approx. 8,600 quickly available skilled workers (job seekers) in the production sector in MV